

Houchins, Karla

From: Goodman, Mary Kay [mgoodman@lashlybaer.com] on behalf of Watters, Richard D. [rdwatters@lashlybaer.com]
Sent: Tuesday, August 11, 2015 12:43 PM
To: Houchins, Karla
Subject: St. Louis Altenheim (Project #5208)
Attachments: Appraisal and floor plan 8-11-15 (00882752).PDF

Karla:

This is to reply to the questions in your email of August 5, 2015 regarding the above project.

1. Other equipment includes \$28,000 for fire doors, \$21,000 for Wanderguard system, \$40,000 for nurse call system and the rest is for kitchen appliances and furniture.
2. Attached is the appraisal that was used. It valued the second and third floors at \$4,110,000. Since all floors are the same, we took ½ of the amount from this appraisal and applied it to the fourth floor.
3. All rooms have one bed except those shown as having 2 or 3 beds.

Rick

MARY KAY GOODMAN

Administrative Assistant
mgoodman@lashlybaer.com
DIRECT: 314.535.1003



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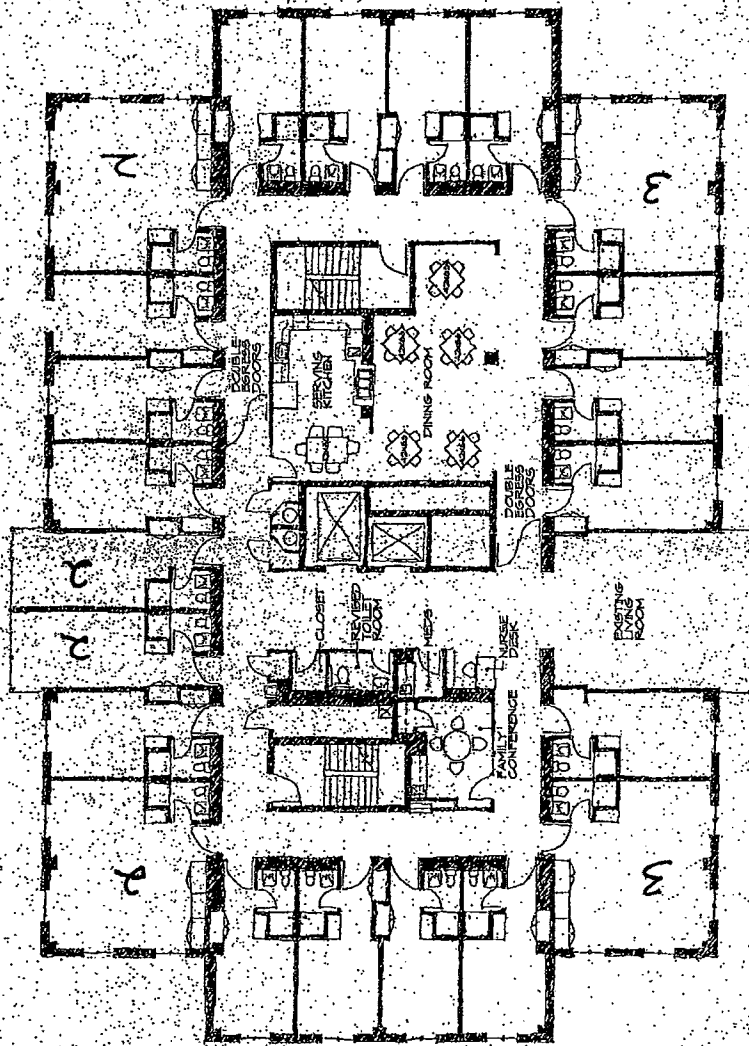
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FOURTH FLOOR PLAN
13' 0" x 60' 0"



ST. LOUIS
Altenheim

MARCH 13, 2015

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DINAN REAL ESTATE ADVISORS, INC.

March 25, 2011

Ms. Kathy Clark
Administrator
St. Louis Altenheim
5408 South Broadway
St. Louis, Missouri 63111

Re: Restricted Use Appraisal Report
44 Units
Second and Third Floors
St. Louis Altenheim
5408 South Broadway
St. Louis, Missouri 63111

Dear Ms. Clark:

In accordance with your request, we have made an inspection and prepared the following Restricted Use Appraisal Report of the above referenced real estate. The purpose of this Restricted Use Appraisal Report is to estimate the market value of the fee simple interest of a portion of the subject property. The date to which the market value estimate shall apply is March 16, 2011, the date of our property inspection.

The subject of this report consists of estimating a proportional share, or that represented by the second and third floors, of the market value of the six-story St. Louis Altenheim, a Life Care Community, which is located in the south part of the City of St. Louis at 5408 South Broadway. The entire complex consists of a total of 126,996 square feet of floor area. The second and third floors encompass 44 units and approximately 21,400 square feet that are currently occupied by assisted living residents. These floors are planned to house nursing beds in the future.

A brief description of the subject property along with exhibits and a legal description, together with the sources of information and the basis for our value conclusion, are presented in the accompanying sections of this report. Your attention is called to the relevant assumptions, limiting conditions and certification found later in this report.

The accompanying financial analysis is based on estimates and assumptions developed in connection with the appraisal. Some assumptions, however, inevitably will not materialize and unanticipated events and circumstances will occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates and the variations may be material.

It is our opinion that the estimated market value of the fee simple interest in the subject 44 units located on the second and third floors, subject to the basic assumptions, limiting conditions and certification included herein, as of March 16, 2011, is:

\$4,110,000

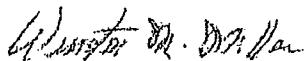
(FOUR MILLION ONE HUNDRED TEN THOUSAND DOLLARS)

We consider this value estimate to represent a reasonable market value that the second and third floors contribute to the purchase price of the entire property. This report was prepared for Ms. Kathy Clark, Administrator of the St. Louis Altonheim, and is in conformance with the appraisal guidelines as established by the Appraisal Institute. This report also conforms to the Uniform Standards of Professional Appraisal Practice adapted by the Appraisal Standards Board of the Appraisal Foundation. Our report is based on estimates, assumptions and other information developed from research of the market, knowledge of the industry and certain information which you provided us. The sources of information and bases of the estimates and assumptions are stated in the appropriate sections of the report. Under the terms of this engagement, we have no obligation to revise this report or the estimate of market value to reflect events or conditions that occur subsequent to the date of the appraisal.

Neither the whole, nor any part of this report or any reference thereto, may be included in any document, statement, or circular without our prior written approval of the form and context in which it appears.

Respectfully submitted,

DINAN REAL ESTATE ADVISORS, INC.



Winston M. Miller
Vice President

Missouri State Certified
General Real Estate Appraiser
RA 002606

Houchins, Karla

From: Houchins, Karla
Sent: Tuesday, August 18, 2015 8:47 AM
To: 'Watters, Richard D.'
Subject: CON Proposal #5208 RS: St. Louis Altenheim

Rick:

For CON Proposal #5208 RS: St. Louis Altenheim we arrived at a projected 65+ population of 170,321 in the 15-mile radius. We found that there were 4,335 ALF and RCF licensed beds (3,256 licensed and 1,079 approved) in this area. Cori Manor Healthcare and Rehabilitation Center has 12 RCF beds and is within the radius. Therefore, we arrived at a 77-bed surplus $(170,321 \times .025) - 4,335$.

Please let me know immediately if you have questions. Thanks.

Karla Houchins

Program Coordinator, Certificate of Need

Department of Health and Senior Services

3418 Knipp Drive, P.O. Box 570

Jefferson City, MO 65102

573-751-6700

FAX: 573-751-7894

EMAIL: karla.houchins@health.mo.gov

<http://health.mo.gov/information/boards/certificateofneed/index.php>

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24/7 Helpline
800.272.3900

www.alz.org/stl

St. Louis Chapter
9370 Olive Blvd.
St. Louis, MO 63132

CERTIFICATE OF NEED PROGRAM

JUL 20 2015

alzheimer's association®

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To Whom It May Concern,

I am writing this letter of support for the Memory Care project at St. Louis Altenheim. I have been working with them since the inception of this project, as both a dementia care environment and program consultant and staff educator.

I am very excited to be part of this addition to the St. Louis Altenheim. I have always been impressed with their gracious way of caring for elders using true person directed care best practices, long before it became the most current and popular model of care for people living with Alzheimer' disease and other dementias. It just makes sense that the Altenheim would fill the gap for the elders living there who need a more comprehensive program specifically designed for elders with Alzheimer's disease.

As a mentioned, I have been involved with this project from the beginning, including helping with the design of the structure of the Memory Care neighborhood, developing the comprehensive programming needed to keep elders engaged in daily purposeful and meaningful living, and providing intensive and advanced dementia care education to all of the staff who will be assisting these elders.

It is a very exciting endeavor and much needed in the south St. Louis community. I know the long time commitment of this board and it's leadership to provide the best possible care to all elders, and particularly those who are living with this dreadful disease. I am confident, if they receive their certificate of need, that they will live up to their fine reputation and continue to do the excellent elder care work for which they are known.

If you have any questions, please don't hesitate to contact me at 636-493-9757 or zdearing.alzed@gmail.com.

Thank you,
Zoe Dearing
Alzheimer's Association St. Louis Chapter
Consultant and Educator



Proud member of

United Way
of Greater St. Louis

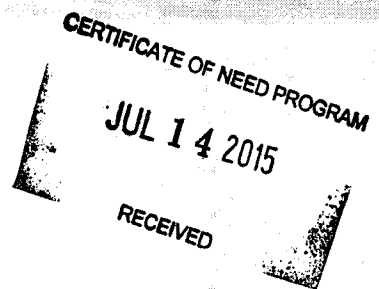


THE BRAINS BEHIND SAVING YOURS®



June 30, 2015

Missouri Certificate of Need Program
3418 Knipp Drive, Suite F
Jefferson City, MO 65109



Dear Committee Members:

I am writing in support of the request for a Certificate of Need from the St. Louis Altenheim (Altenheim). This request is presently scheduled for discussion at the September, 2015 meeting. The Altenheim wishes to enhance their services to meet the needs of our community seniors by adding an assisted living memory care unit.

I initially became acquainted with the Altenheim in 2013 when I was hired, in a consulting capacity, to aid the organization in the development of a compliance plan consistent with the guidance provided by CMS and the Office of Inspector General. Additionally, I was able to give input on their Quality Assurance & Performance Plan (QAPI) during its development. Adoption of compliance and QAPI initiatives in the current regulatory environment are indicative of an organization that takes its regulatory obligations seriously and also shows that its operating principles are rooted in continuous performance improvement. Even though laws mandating compliance and QAPI programs are on the books enforcement is such that often only those organizations, such as the Altenheim, with a strong commitment to best practices are focusing on these initiatives.

During the performance of that engagement, I found the commitment of the Altenheim's leadership to compliance and quality impressive but what was even more striking was my observation of the way in which the culture of quality permeates the organization. This was demonstrated as I observed the staff at all levels from management to nursing and even dietary aids and housekeeping interacting with the residents. It soon became clear that the philosophy of providing a nurturing, safe, secure environment that respects individual needs is more than a "paper" philosophy. It is demonstrated every day in the treatment of the residents.

It is for these reasons that when I was invited to join the Board of Directors at The St. Louis Altenheim recently that I accepted without hesitation. I am presently proudly serving the Altenheim as a Board member. The pride I have in the way in which this facility operates is also why I am urging the committee to give consideration to the increasing population of seniors

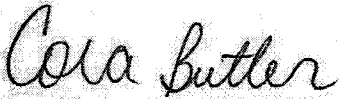
Missouri Certificate of Need Program

June 30, 2015

Page 2

living with Alzheimer's Disease who deserve the opportunity to be cared for in an environment such as the one offered by this facility and grant the certificate of need to The St. Louis Altnheim.

Sincerely,

A handwritten signature in cursive script that reads "Cora Butler".

Cora Butler, JD, RN, CHC
CEO and Managing Member

HealthCore Value Advisors

3610 Buttonwood Drive, Suite 200
Columbia, MO 65201

STATE CAPITOL
201 WEST CAPITOL AVENUE
JEFFERSON CITY, MO 65101-6806
TELE: (573) 751-4415
FAX: (573) 751-9758
E-MAIL: JAMILAH.NASHEED@SENATE.MO.GOV

DISTRICT OFFICE:
4032 OLIVE ST., APT. C
ST. LOUIS, MO 63108
TELE: (314) 385-6293



MISSOURI SENATE
JEFFERSON CITY

JAMILAH NASHEED
5TH DISTRICT

COMMITTEES:
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GOVERNMENT ACCOUNTABILITY AND
FISCAL OVERSIGHT
GUBERNATORIAL APPOINTMENTS
JOBS, ECONOMIC DEVELOPMENT AND
LOCAL GOVERNMENT

August 6, 2015

Mr. William Krodinger
Chairman
Missouri Health Facilities Review Committee
P.O. Box 570
Jefferson City, MO 65102

Re: St. Louis Altenheim – Project #5208

Dear Mr. Krodinger:

This is to express my complete support for St. Louis Altenheim's request for a Certificate of Need to convert some of its existing independent living units to 30 assisted living beds.

St. Louis Altenheim has served its south City community for over 100 years. It is located in the Carondelet neighborhood, one of the oldest in the City, and it serves the residents in the surrounding community. Like elsewhere, the City's population is aging and dementia care is becoming an ever growing need. St. Louis Altenheim's proposal for 30 assisted living beds with memory care at an affordable cost is exactly what is needed in that part of the City. It will also enable St. Louis Altenheim to care for its existing independent living residents as their health care needs increase so they can age in place. Please approve this much needed project.

Sincerely,

If you have any questions, comments or concerns please do not hesitate to contact my office (573) 751-4415.

Sincerely yours,

A handwritten signature in cursive script that reads "Jamilah Nasheed".

Jamilah Nasheed
State Senator

cc: Senator Mike Parson
Rep. Penny Hubbard
Rep. Caleb Jones